

## ZONING AND BUILDING AGENDA

JANUARY 23, 2003

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

Previously approved Conceptual Plan by the Cook County Board of Commissioners on June 18, 2002.

242533      DOCKET #7129 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a Preliminary Planned Unit Development (if approved under companion SU-21-09) for residential use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential uses. **RECOMMENDATION: The Map Amendment from the R-3 Single Family Residence District to the R-5 Single Family Residence District was previously approved by the Cook County Board of Commissioners on June 18, 2002.**

242534      DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a ~~concept~~ Preliminary Planned Unit Development in the R-5 Single-Family Residence District, (if granted under companion A-21-03) for a ~~Conceptual~~ Preliminary Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a ~~concept~~ Preliminary Planned Unit Development of 250 single family homes in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: This major modification on the above Docket #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more than 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131<sup>st</sup> Street south to the Derby Road frontage be developed with 17,000 square feet. **RECOMMENDATION: That the Preliminary Planned Unit Development as amended be granted, as it substantially conforms to the Concept Plan.**

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:

257204      DOCKET #7370 - DARREN AND MARLENE BROWN, Owners, Application: Variation to reduce lot area from the required 40,000 square feet to 30,000 square feet (existing) and reduce lot width from the required 150 feet to 100 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.689 of an acre, located on the west side of Crawford Avenue, approximately 100 feet north of Briar Lane, in Rich Township. **RECOMMENDATION: That the application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:**

- 257205      DOCKET #7372 - JAMES L. BERNASH, Owner, Application: Variation to reduce right interior side front yard setback from the required 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 1.4 acres, located on the northwest corner of Columbus Boulevard and 39th Street, in Proviso Township. **RECOMMENDATION: That application be denied.**
- 257206      DOCKET #7377 - TOM AND GEORGIA CHRISTOPOULOS, Owners, Application: Variation to reduce front yard setback from the required 50 feet to 30 feet 8 inches and reduce left interior side front yard setback from the required 15 feet to 14 feet (for existing principal), and (for existing accessory shed) from the required 15 feet to 8 feet, for an addition in the R-3 Single Family Residence District. The subject property consists of approximately 0.80 of an acre, located on the west side of Overland Pass, 171 feet north of Westview Drive, in Northfield Township. **RECOMMENDATION: That the application be granted.**
- 257207      DOCKET #7378 - PHILIP AND ANNE SIROTZKE, Owners, Application: Variation to reduce lot area from the required 20,000 square feet to 16,000 square feet (existing); reduce front yard setback from the required 32 feet to 31 feet (existing); and reduce right interior side yard setback from the required 15 feet to 9 feet 5 inches (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the north side of 55th Place, approximately 173 feet west of Laurel Avenue, in Lyons Township. **RECOMMENDATION: That application be granted.**
- 257208      DOCKET #7382 - GREGORY T. IGNOFFO, Owner, Application: Variation to reduce left interior side yard setback from the required 10 feet to 6 feet for a detached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.257 of an acre, located on the east side of Hawthorne Avenue, approximately 180 feet north of Palmer Avenue, in Leyden Township. **RECOMMENDATION: That application be granted.**
- 257209      DOCKET #7383 - MICHAEL TOVCIMAK, Owner, Application: Variation to reduce right interior side yard setback from the required 10 feet to 2.56 feet and to reduce rear yard setback from the required 5 feet to 2.6 feet for an existing shed in the R-5 single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Glenshire Road, approximately 96 feet south of Glenview Road, in Northfield Township. **RECOMMENDATION: That the application be denied.**

**PLAT**

- 257210      PLAT OF DEDICATION, Dedication of Archer Avenue, for a part of Archer Avenue described as follows: The Southerly 50 feet of the following described tract of land; Beginning at a point on the center line of Archer Road said point being 404.67 feet Southwesterly of the east line of the Northwest Quarter of Section 33, Township 37 North, Range 11 East of the Third Principal Meridian; thence Northwesterly at a right angle 116.65 feet to a point; thence Westerly 246.37 feet thence South 336 feet to the center line of Archer Road thence Northeasterly along said center line 400.79 feet to the point of beginning. The County Map Department has investigated the abovementioned Plat of Dedication and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Dedication has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. Recommend said plat be approved.

\* The next regularly scheduled meeting is presently set for Tuesday, February 4, 2003.